



4 Edward Road South, Clevedon, BS21 7HY  
**£995,000**

Steven  
*Smith*



Occupying a sought after Upper Clevedon position, this exceptional 4 double bedroom (one with en-suite and dressing room) detached house has been cleverly extended and renovated throughout by the current owners to create a home which so thoughtfully combines style, comfort and functionality. A generous light and airy hallway provides a welcoming introduction to the luxurious accommodation beyond with living space which has been greatly enhanced to provide an inviting sitting room, a simply breath taking bespoke kitchen/living room and a serene home office/snug, all of which have access to the gardens, making it easy to bring the outside in! For convenience, there is also a comprehensively fitted utility room with covered walkway giving access to the garage and downstairs cloakroom. Upstairs, the addition of a master suite comprising generous bedroom with dressing area, Juliet balcony overlooking the gardens and boutique style ensuite has transformed the original first floor layout and is further complimented by three double bedrooms and a luxurious contemporary family bathroom. Throughout, the reimagination, design and finish of this property has been meticulous with the addition of quality fittings and luxurious touches to create what will undoubtedly be a fantastic family home for a great many years to come. Outside, the property sits in a good size plot with ample parking and a double garage to

the front. The southerly facing gardens are an absolute delight! With a charming natural stone wall to the rear and an abundance of mature trees and shrubs, the lawn and patio benefit from a good amount of privacy and offer the perfect spot to relax and unwind. With its desirable location and outstanding finish, this is a fantastic opportunity to secure a truly alluring home!

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens into the entrance hall, with wood flooring throughout. Access to understairs storage cupboard, stairs rise to first floor landing. There is wet underfloor heating to the ground floor.

#### **Cloakroom**

With toilet and sink with vanity unit. Wood floors, tiled backsplash, obscure window to front.

#### **Office/Snug 10' 4" x 9' 5" (3.15m x 2.87m)**

A beautifully decorated space currently in use as a home office. Wood flooring, window and door to rear garden.

#### **Sitting Room 20' 6" x 11' 1" (6.24m x 3.38m)**

A bright and airy sitting room with gas connection ready for the installation of a fireplace. Wood flooring, window to side, sliding glass doors to rear garden.

#### **Open Plan Kitchen/Living Area 23'7" max 19'3" min x 19'10" (7.18m max 5.86m min x 6.04m)**

An absolutely breathtaking living area providing ample space for living and dining. A beautifully fitted two-tone kitchen comprises wall and base units and centre island within frame wooden shaker style fronts and solid quartz worktops. Large pantry/breakfast cupboard. Integrated appliances include electric oven and grill, dishwasher, full size fridge and freezer, Belfast style sink and 5 ring induction hob. Wood flooring throughout, extractor fan, windows to side and rear and sliding doors open onto the rear patio.

#### **Utility Room 10' 8" x 9' 9" (3.25m x 2.97m)**

Fitted with a range of wall and base units with working surfaces, sink and space for a washing machine and tumble dryer. Window to side, door to front. Housing for newly installed Vaillant boiler.

#### **FIRST FLOOR**

**Landing.** Providing access to first floor rooms and loft hatch.

#### **Bedroom 1 15' 0" x 10' 10" (4.57m x 3.30m)**

A stunning master suite complete with dressing room and Juliet balcony to the rear with sliding glass doors overlooking the garden. Access to:

### En-Suite

With modern suite comprising toilet, sink with storage below, king size shower cubicle with shower above and glass shower screen. Partially tiled walls, tiled floor, obscure window and heated towel rail. Independently controlled underfloor heating.

### Bedroom 2 15' 5" x 9' 11" (4.70m x 3.02m)

Double bedroom, window to rear.

### Bedroom 3 14' 8" x 9' 11" (4.47m x 3.02m)

Double bedroom with built-in wardrobe. Window to front.

### Bedroom 4 11' 1" x 9' 7" (3.38m x 2.92m)

Double bedroom, window to rear.

### Bathroom

With beautiful modern suite comprising toilet, sink with vanity, bath with mixer tap and large corner shower unit with mains rainfall shower over. Partially tiled walls, tiled floor, heated towel rail, extractor fan, skylight, independently controlled underfloor heating.

### OUTSIDE

Off Edward Road South a brick paved driveway leads to the double garage with power and light. There is an area of lawn and planting to borders.

### Rear Garden

A lovely rear garden with a fabulous patio, there is a level lawn, an array of shrubs and mature trees and natural stone walling to rear.



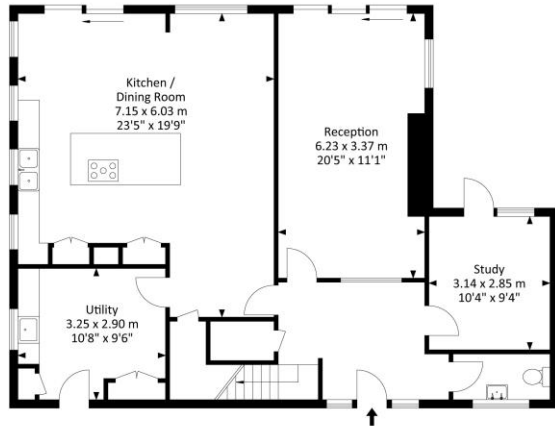
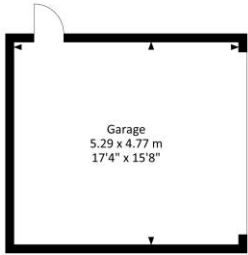






# 4 Edward Road South, Clevedon

Approx. Area 1323.80 Sq.Ft - 123.0 Sq.M  
(Includes Garage)



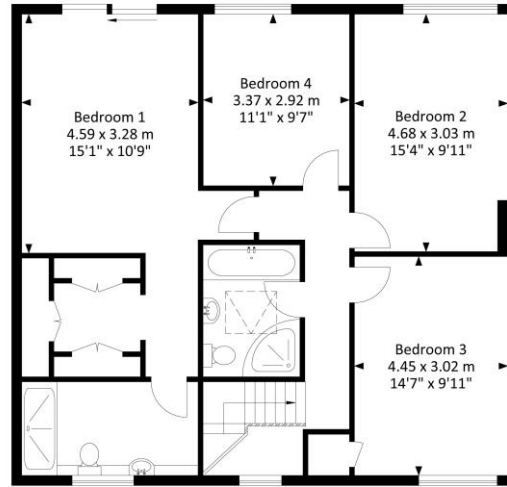
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

# 4 Edward Road South, Clevedon

Approx. Area 929.10 Sq.Ft - 86.30 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Detached House



Freehold



4



Garden



2



E



2

**EPC** C



Gas Central Heating



Garage and Parking





**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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